

TEXAS TRANSPORTATION COMMISSION

DENTON County

MINUTE ORDER

Page 1 of 1

DALLAS District

In the City of Corinth, Denton County, on I-35E, the State of Texas acquired certain land for highway purposes by an instrument recorded in Volume 400, at Page 394, Deed Records of Denton County, Texas.

A portion of the land, which portion is described in Exhibit A (the tract), is no longer needed for a state highway purpose.

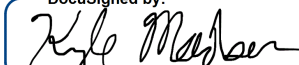
In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (the commission) may recommend the sale of any interest in right of way no longer needed for a state highway purpose to a governmental entity with the authority to condemn the property.

The City of Corinth, Texas is a governmental entity with the authority to condemn the property and has requested to purchase the tract for \$140,700.

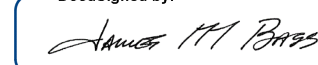
The commission finds \$140,700 to be a fair and reasonable value of the state's right, title, and interest in the tract.

IT IS THEREFORE ORDERED by the commission that the tract is no longer needed for a state highway purpose. The commission recommends, subject to approval by the attorney general, that the governor of Texas execute a proper instrument conveying all of the state's right, title, and interest in the tract to the City of Corinth, Texas for \$140,700; SAVE AND EXCEPT, however, there is to be excepted and reserved therefrom all of the state's right, title, and interest, if any, in and to all of the oil, gas, sulphur, and other minerals, of every kind and character, in, on, under, and that may be produced from the land.

Submitted and reviewed by:

DocuSigned by:

BDEF0413AC9E4EC
Director, Right of Way Division

Recommended by:

DocuSigned by:

A36629DA547D4BD...
Executive Director

115915 Dec. 10, 2020

| | |
|--------|--------|
| Minute | Date |
| Number | Passed |

County: Denton
Highway: Interstate Highway 35E
Station: 1634+26.71 to 1637+06.04
ROW CSJ No. 0196-01-100

TRACT THREE

BEING 0.8728 acre of land situated in the H. GARRISON SURVEY, Abstract no. 507, located in the city of Corinth, Denton County, Texas, and being a portion of the tract of land conveyed to the State of Texas by the deed recorded in Volume 400, Page 394 of the Deed Records of Denton County, Texas; said 0.8728 acre of land being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod marked "Brittain & Crawford", set at the Northwest corner of a tract of land conveyed to the State of Texas, by the deed recorded in Document No. 2014-17584 of the Deed Records of Denton County, Texas, said point lying in the North boundary line of a tract of land conveyed to Pony Plex 40, LLC, by the deed recorded in Document No. 2010-99203 of the Deed Records of Denton County, Texas, and said point also lying in the existing Southwest right-of-way line of Interstate Highway No. 35E, and said **POINT OF BEGINNING** being 194.00' left of Baseline Station 1634+26.71, and having a Texas State Plane Coordinate System, N.A.D. 83 (1996 CORS, EPOCH 2002.0), North Central Zone (4202) surface coordinate of North 7105456.527766, East 2409568.72984;

THENCE along the north boundary line of said Pony Plex 40, LLC tract and the existing Southwest right-of-way line of said Interstate Highway No. 35E, as follows:

- (1) SOUTHWESTERLY 111.13 feet, along a curve to the left having a radius of 254.60 feet, a central angle of 25° 00' 32" and a chord bearing N 87° 45' 34" W 110.25 feet, to a ½" iron rod found, at the end of said curve, and the beginning of a curve to the right;
- (2) NORTHWESTERLY 247.76 feet, along said curve to the right having a radius of 318.60 feet, a central angle of 44° 33' 19" and a chord bearing N 78° 04' 21" W 241.56 feet, to a ½" iron rod marked "Brittain & Crawford", set at the end of said curve, and said point lying at the beginning of a non-tangent curve to the right;

THENCE severing said State of Texas tract and said Interstate Highway No. 35E, and running along the New Southwest right-of-way line of said Interstate Highway No. 35E, as follows:

- (3) NORTHEASTERLY 141.69 feet, along said curve to the right having a radius of 500.00 feet, a central angle of 16° 14' 09" and a chord bearing N 42° 52' 26" E 141.21 feet, to a ½" iron rod marked "Brittain & Crawford", set at the end of said curve, and the beginning of another curve to the right;

County: Denton
 Highway: Interstate Highway 35E
 Station: 1634+26.71 to 1637+06.04
 ROW CSJ No. 0196-01-100

- (4) SOUTHEASTERLY 149.06 feet, along said curve to the right having a radius of 95.00 feet, a central angle of 89° 54' 00" and a chord bearing S 84° 03' 29" E 134.23 feet, to a 1/2" iron rod marked "Brittain & Crawford", set at the end of said curve;
- (5) S 39° 06' 29" E 185.35 feet, to the **POINT OF BEGINNING**, containing 0.8728 acre (38,018 square feet) of land;

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
 COUNTY OF DALLAS §

This property description is accompanied by a separate plat of even date.

All bearings are based on the Texas State Plane Coordinate System, North Central Zone, NAD 83 (1996 CORS, EPOCH 2002.0).

All distances and coordinates shown are surface and may be converted to grid by dividing by a combined scale factor of 1.000150630 (0.99984939269).

**The monuments described and set in this document, if destroyed during construction, may be replaced with a TxDOT Type II Right of Way Marker upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

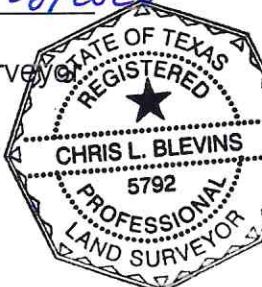
The Station and Offset Information refers to the baseline described in the Plans of Proposed Right-of-way Project, Denton County, for Interstate Highway Number 35E, from: F.M. 2181, South in Corinth To: State Loop 288, Cities of Corinth and Denton. ROW CSJ No: 0196-01-100, Construction CSJ No: 0196-02-056

That I, Chris L. Blevins, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Fort Worth, Tarrant County, Texas.

Brittain & Crawford, LLC
 3908 South Freeway
 Fort Worth, Texas 76110
 (817) 926-0211, Fax (817) 926-9347

Chris L. Blevins 4/28/2020
 Chris L. Blevins Date
 Registered Professional Land Surveyor
 No. 5792 State of Texas

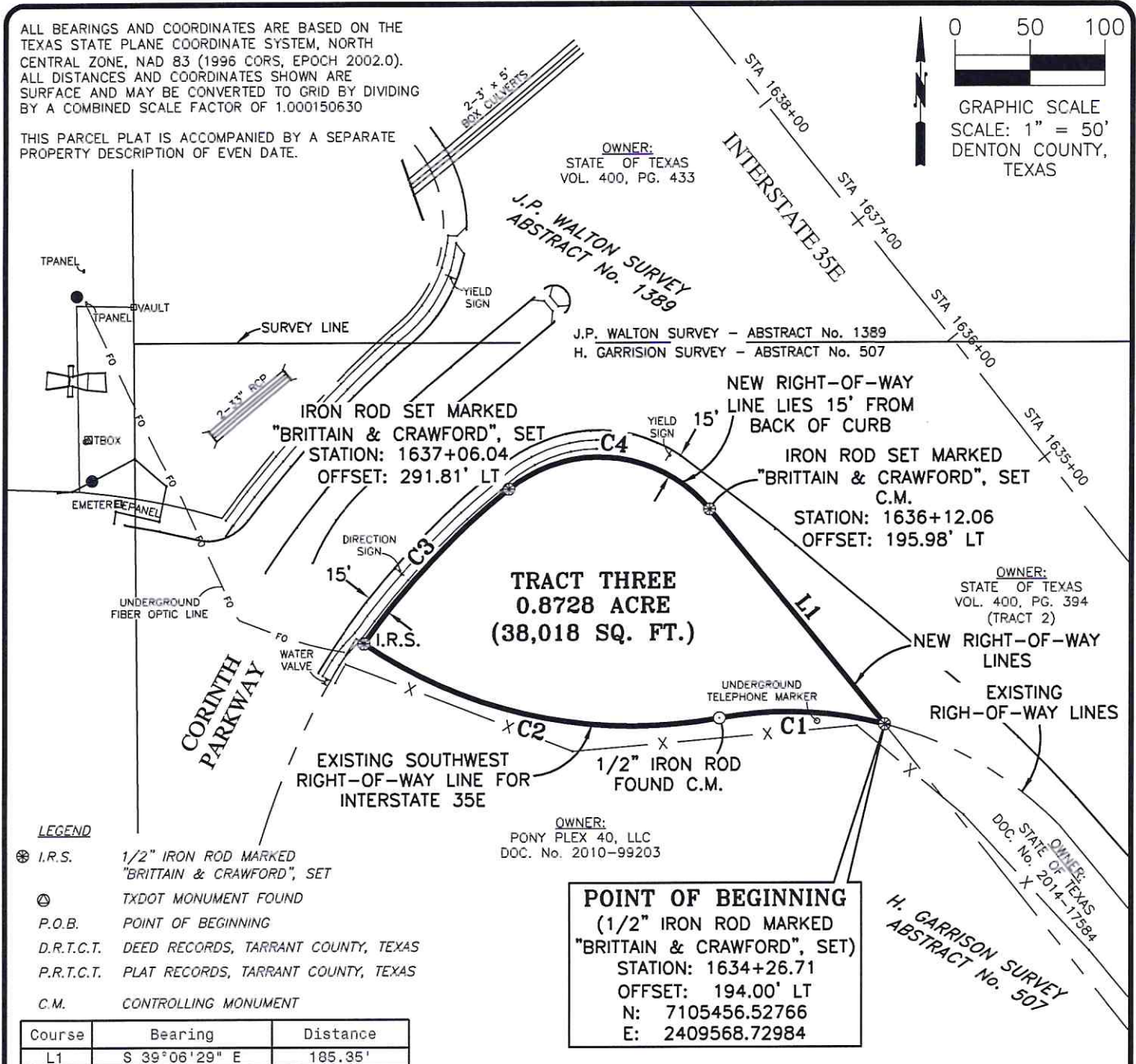


ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD 83 (1996 CORS, EPOCH 2002.0). ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED SCALE FACTOR OF 1.000150630

THIS PARCEL PLAT IS ACCOMPANIED BY A SEPARATE PROPERTY DESCRIPTION OF EVEN DATE.

0 50 100

GRAPHIC SCALE
SCALE: 1" = 50'
DENTON COUNTY,
TEXAS



| Curve | Radius | Length | Delta | Chord | Chord Bear. |
|-------|---------|---------|-----------|---------|---------------|
| C1 | 254.60' | 111.13' | 25°00'32" | 110.25' | N 87°45'34" W |
| C2 | 318.60' | 247.76' | 44°33'19" | 241.56' | N 78°04'21" W |
| C3 | 500.00' | 141.69' | 16°14'09" | 141.21' | N 42°52'26" E |
| C4 | 95.00' | 149.06' | 89°54'00" | 134.23' | S 84°03'29" E |

EXHIBIT "A" A PLAT OF A SURVEY OF TRACT THREE

I.H. 35E AT CORINTH PARKWAY
RIGHT-OF-WAY SURPLUS PROJECT
A 38,018 SQUARE FOOT (0.8728 ACRE)
TRACT OF LAND IN THE
H. GARRISON SURVEY
ABSTRACT No. 507

CITY OF CORINTH, DENTON COUNTY, TEXAS

AS SHOWN ON TxDOT MAPSHEET No. 10
INTERSTATE HIGHWAY No. 35E
FROM: F.M. 2181 TO STATE LOOP 288
RCSJ No. 0196-01-100
DENTON, COUNTY
AUGUST 22, 2011

PAGE 3 OF 3, AS OF MAY 28, 2020



BY: BRITTAIN & CRAWFORD, LLC

Chris L. Blevins 4/28/2020
Chris L. Blevins, R.P.L.S. Date

